

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01970
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	103 Sheldon Road, Chippenham, SN14 0DA
DEVELOPMENT DESCRIPTION:	Proposed extensions, roof alterations for improved roof conversion and other enhancements
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

The proposal seeks planning permission for a proposed extension to both sides of a domestic dwellinghouse; the east elevation occupying the location of the detached garage with a bedroom above. The proposal will also extend to the west to form an additional living room with additional bedroom and ensuite above. There is also a flat roofed, timber clad rear extension which will occupy the space of the current pitched roof extension.

The proposal will be finished in render to match the existing, the roof will be finished in natural slate, The windows will be white UPVC.

SITE DESCRIPTION/CONTEXT

The proposal is large, detached dwelling in a predominantly residential area, and located within the built up area of Chippenham town.

The surrounding buildings are of a mixed architectural style and vernacular, with detached, semi-detached and terraced dwellings. The dwellings are also of varying ages, although on both sides of the road there is a reasonably consistent relationship to respective frontages.

There are no specific policy constraints covering the application site.

PLANNING HISTORY

Proposal / Summary
14/04823/FUL - Full planning permission Decision - Withdrawn Date: 14/7/2014 – Second Driveway to Property. (Retrospective)

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy

- Core Policy 57 Ensuring High Quality Design and Place Shaping

Wiltshire Design Guide

- Appendix D – Design Guidance for Householder extensions

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Chippenham Town Council: No objection

Wiltshire Council Highways: No objection

REPRESENTATIONS

No representations received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and the Chippenham Neighbourhood Plan.

Design and appearance

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

The proposal will see a significant increase in the overall built form and scale of the existing dwelling, from both side extensions and to the rear. It perhaps amounts to a remodelling of the dwelling. However, whilst the scale of the changes and built form is undeniably significant, the plot area is also of significant size and is considered to adequately accommodate the development without the perception of constituting overdeveloped. The buildings relationship to the road frontage is broadly unaffected by the development.

The architectural style of the remodelling appears to adopt a faux Tudor idiom, with timber beams and imitation leaded windows. Whilst not typical of the locality or a strong theme in Chippenham as a whole, there is sufficient variety of architectural style in the locality to not result in an unacceptable impact in the prevailing character. The continued use of render for walls and introduction of natural slate is again considered to be acceptable.

Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly Paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects.

While the proposal will see a noticeable increase in overall built form, it is considered that due to the location within the plot and relationship with neighbouring properties, the proposal is not likely to result in unacceptable impacts upon the amenity of neighbouring properties in terms of overbearing impact or loss of light.

The additional windows at the rear of the new roof elevations of the east and west extensions and new roof lights in the rear roof plan have the potential to result in new overlooking. However, it is considered that the proposal would likely result in a degree of overlooking which is comparable to that currently experienced.

The proposal does not result in unacceptable impacts upon amenity, therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways and parking

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development must meet the requirements of Core Policy 61. This policy requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Local Transport Plan.

The National Planning Policy Framework (NPPF), particularly Paragraph 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

The proposed development would not result in any adverse impact on highway safety. Whilst the internal accommodation increases, the plans appear to suggest no increase in bedroom numbers from at present. Nevertheless, the property benefits from a reasonably large gravelled area for parking and turning (which whilst reduced in area, not significantly so) and is considered to be sufficient to meet the requirements of Wiltshire's adopted parking standards. The garage space is reduced to such a degree that it is no longer of a size to realistically accommodate a car, but this does not affect the sufficiency of car parking space available off street.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the NPPF, and the Wiltshire Local Transport Plan.

Ecology Impact

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The National Planning Policy Framework (NPPF), in Paragraphs 193, requires that development minimises impacts on and provides net gains for biodiversity, including ensuring mitigation is secured where harm cannot be avoided.

The application site is not subject to any statutory or non-statutory ecological designations, and the scale and nature of development is such that significant harm to biodiversity is unlikely. No objections have been raised by the Council's Ecologist.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, or ecology.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

416/CAM/2026/1 EXISTING FLOOR PLANS AND ELEVATIONS

416/CAM/2026/2 PROPOSED FLOOR PLANS AND ELEVATIONS

416/CAM/2026/3 EXISTING AND PROPOSED BLOCK PLANS AND LOCATION

(Received by LPA 24th March 2026)

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the approved drawings and application form.

REASON: In the interests of visual amenity and the character and appearance of the area.